



1. ESTABLISHED BENCHMARK ELEVATION FOR EXISTING & PROPOSED ELEVATIONS AND CONTOURS IS THE CENTER OF STORM SEWER MANHOLE COVER AT STORMWATER INLET BOX ON BROWN AVE. AT TRACT ACCESS. SEE ATTACHED DRAWING FOR DETAILS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL EXISTING UTILITIES. AT LEAST 48-HOURS PRIOR TO BEGINNING CONSTRUCTION, THE CONTRACTOR SHALL CONTACT DIG TESS @ 1-800-344-8377.
3. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF CHICAGO UNIFIED DESIGN GUIDELINES AND SPECIFICATIONS FOR WATER, SEWER, DRAINAGE AND STREET CONSTRUCTION. TESTING SHALL BE PERFORMED IN ACCORDANCE WITH THE CITY'S STANDARD SPECIFICATIONS FOR CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE ENGINEERS OFFICE PRIOR TO START.
4. THE CONTRACTOR IS RESPONSIBLE FOR ALL CONSTRUCTION SAFETY. CONSTRUCTION DRAWINGS DO NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY.
5. LOCATION OF EXISTING BURIED UTILITIES, WHERE SHOWN, IS APPROXIMATED ONLY. OTHER UTILITIES MAY BE PRESENT THAT ARE NOT SHOWN ON THE CONSTRUCTION DRAWINGS. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING AND PROTECTING ALL BURIED UTILITIES.
6. THE PROPOSED BUILDINGS AND ASSOCIATED DIMENSIONS SHOWN HEREIN WERE PROVIDED BY OWNER. SEE STREET DRAWINGS FOR DETAILS.
7. THE SUBJECT PROPERTY IS CURRENTLY ZONED COMMERCIAL C-2, RETAIL DISTRICT.
8. THE SUBJECT PROPERTY DOES NOT LIE WITHIN THE LIMITS OF THE 100-YEAR FLOOD HAZARD AS ESTABLISHED BY THE CHICAGO DEPARTMENT OF ENVIRONMENTAL MANAGEMENT AGENCY. MAP NUMBER 4804(C)134.C, EFFECTIVE DATE APRIL 2, 2014.
9. THE METES AND BOUNDS DESCRIPTION AND ALL SHOWN EASEMENTS HEREIN WERE PROVIDED BY THE OWNER. SEE ATTACHED DRAWINGS FOR DETAILS.
10. ALL SIDEWALKS AND RAMPS SHALL BE CONSTRUCTED IN STRICT ACCORDANCE WITH A.D.A. (AMERICANS WITH DISABILITIES ACT) AND T.A.S. (ACCESSIBILITY STANDARDS) REQUIREMENTS AND STANDARDS.
11. LANDSCAPE DESIGN AND ANALYSIS SHALL BE SUBMITTED ON SHEET L-1.
12. ALL CURB RADIUS SHALL BE 1', BACK OF CURB UNLESS NOTED OTHERWISE.
13. ALL DIMENSIONS SHOWN ARE MEASURED FROM BACK OF CURB UNLESS NOTED OTHERWISE.
14. ALL GRAVEL AND GRANULAR FILL AND ALL CONCRETE EQUIPMENT SHALL BE OBTAINED FROM A VENDOR OR ISOLATED SO AS NOT TO BE VISIBLE TO THE PUBLIC BY ANY MEANS OF WAY OR RESIDENTIAL DISTANCE. PLEASE SEE ARCHITECTURAL DRAWINGS.
15. CONTRACTOR SHALL HYDRO-MULCH SEED TO THE TOP OF THE GRASS RE-GROW TO ALL AREAS THAT HAVE BEEN DISTURBED BY CONSTRUCTION.
16. OWNER SHALL PROVIDE A KNOX BOX FOR FIRE PROTECTION ACCESS.

1. NO WATER OR SEWER DEMANDS.

1. OWNER SHALL PROVIDE 2 (TWO) 4" SCH. 40 PVC CONDUITS TO EACH BUILDING FOR ELECTRICAL SERVICE. THE CITY SHALL PROVIDE AND INSTALL ELECTRICAL WIRE FOR SERVICE TO EACH TRANSFORMER.
2. DEVELOPER SHALL COORDINATE WITH BRYAN KEAS UTILITIES PRIOR TO CONSTRUCTION.
3. DEVELOPER TO INTERCEPT EXISTING CONDUIT AT DESIGNATED TRANSFORMERS AND EXTEND AS REQUIRED. IF CONDUIT DOES NOT EXIST AT DESIGNATED TRANSFORMER, DEVELOPER SHALL FURNISH AND INSTALL CONDUIT AS SHOWN ON ELECTRICAL LAYOUT.
4. DEVELOPER WILL INSTALL METER/SERVICE LOCATION AS CLOSE AS POSSIBLE TO
5. TRANSFORMER.

SERVICE WIRE TO BE FURNISHED  
SOLID WASTE DISPOSAL:

1. PHASE 4 OF DEVELOPMENT SHALL UTILIZE THE EXISTING TRASH BINS FROM PHASE 1.

FOUNDATION & BUILDING CONSTRUCTION:

1. PLEASE SEE STRUCTURAL DRAWINGS PROVIDED BY OTHERS FOR FOUNDATION AND BUILDING DESIGN DETAILS.

DEMOLITION / CONSTRUCTION WASTE:

1. CONTRACTOR SHALL PROVIDE CONTAINMENT FOR WASTE, PRIOR TO, AND DURING, DEMOLITION / CONSTRUCTION. SOLID WASTE ROLL-OFF BOXES / METAL DUMPSTERS SHALL BE SUPPLIED BY CITY OR CITY PERMITTED CONTRACTOR(S) ONLY.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTAINMENT AND PROPER DISPOSAL OF ALL LIQUID AND SOLID WASTE ASSOCIATED WITH THIS PROJECT. THE CONTRACTOR SHALL USE ALL MEANS NECESSARY TO PREVENT THE OCCURRENCES OF WIND BLOWN LITTER FROM THE PROJECT.

SITE CLEARING AND GRADING:

1. SITE PREPARATION: CONTRACTOR SHALL CLEAR AND GRUB DESIGNATED AREAS OF ALL TOP SOIL AND ORGANIC MATERIAL. TOP SOIL SHALL BE STOCKPILED ON-SITE AT A LOCATION DESIGNATED BY OWNER.
2. ALL AREAS THAT ARE FOUND TO BE 'PUMPING' OR 'SINK-HOLES' OR NOT TO BE IN ORIGINAL UN-EXCAVATED COMPACTED STATE, SHALL BE REMOVED AND REPLACED WITH SELECT FILL, COMPACTED PER PROJECT SPECIFICATIONS.

STORM WATER MITIGATION NOTES:

1. CONTRACTOR/OWNER IS RESPONSIBLE FOR FILING A NOTICE OF INTENT (NOI) WITH TCEQ PRIOR TO CONSTRUCTION.
2. THE CONTRACTOR IS RESPONSIBLE FOR ALL STORM WATER POLLUTION PREVENTION ASSOCIATED WITH THIS PROJECT. THE CONTRACTOR SHALL USE ALL MEANS NECESSARY TO PREVENT THE TRANSPORTATION OF SEDIMENT FROM THE PROJECT SITE.
3. ALL STORM WATER PRODUCED FROM THIS SITE GENERALLY SHEET FLOWS OVER GRASSLAND AND PAVED AREAS FROM WEST TO EAST AND IS COLLECTED VIA ON SITE DRAINAGE WAY / CHANNEL THAT CONVEYS STORM WATER RUN-OFF TO THE CARTER

PARKING ANALYSIS & DESIGN:

1. PARKING ANALYSIS & REQUIREMENTS: NONE - SELF STORAGE BLDGS, ONLY
2. PARKING LOT SHALL BE 6" THICK REINFORCED CONCRETE WITH #3 REBAR (GRADE 60) AT 12" ON CENTER, BOTHWAYS
3. CONCRETE SHALL BE 3,000 PSI AT 28 DAY STRENGTH. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING SLUMP DURING PLACEMENT (5" SLUMP MAXIMUM)
4. CONTRACTOR SHALL CONTACT ENGINEER PRIOR TO PLACEMENT
5. PAVEMENT STRIPING: DO NOT APPLY TRAFFIC AND LANE STRIPING UNTIL LAYOUT AND PLACEMENT HAS BEEN APPROVED BY ENGINEER. PAVEMENT SURFACE MUST BE SWEPT CLEAN AND FREE OF MATERIAL AND DUST. ALL PAVEMENT MARKINGS SHALL BE FULLY APPLIED TO THE PAVEMENT SURFACE PRIOR TO ANY LIGHTING. PAVEMENT STRIPINGS SHALL BE 4" WIDE. CONTRACTOR SHALL USE CHLORINATED RUBBER BASED TRAFFIC PAINT - FACTORY MIXED, QUICK-DRYING, AND NON-BLEEDING.

Development  
Services

APR 17 2014

APR 17 2014

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FOR REVIEW ONLY. M

APPROVED FOR BIDDING

CONSTRUCTION PURPOSE

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**GATTISENGINEERING**  
ENGINEERS ♦ CONSULTANTS

**BRAZOS MOVING & STORAGE**  
**2704 BOONVILLE ROAD**  
**BRYAN, BRAZOS COUNTY, TEXAS**  
**APRIL 16, 2014**

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GATTIS, PE, #90964, FOR  
THE PURPOSE OF  
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DRAWING IS NOT  
INTENDED FOR  
CONSTRUCTION OR  
BIDDING PURPOSES.

# SITEPLAN

1.75 ACRES, C-HALL SUBDIVISION  
 ZONED C-2 (RETAIL DISTRICT)  
 JOHN AUSTIN LEAGUE, ABSTRACT #2  
 BRYAN, BRAZOS COUNTY, TEXAS

APRIL 15, 2014

**C-3**

**BRAZOS COUNTY**  
**APRIL 16, 2014**